THIS INSTRUMENT PREPARED
BY [redacted]:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011103280TN1

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120007425 DEEDWARRSP
Recvd: 01/31/12 13:51 4 pgs
Fees:23.00 Taxes:999.00
20120131-0008781

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 25th day of January, 2012, by and between **Federal National Mortgage Association a/k/a Fannie Mae** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Nathan R. Helyer and Paige S. Simmons,*** party(ies) of the second part located at 433 High Point Terrace, Brentwood, TN 37027;

*husband and wife,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County Tennessee, being the easterly 30 feet of Lot No. 505 and the westerly 40 feet of Lot 503, Block B, on the Plan of Charlotte Park, of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee. said parts of Lots 505 and 503 front together 70 feet on the northerly margin of Elkins Avenue. formerly Second Avenue, and extends back 150 feet on the easterly and westerly lines to a line in the rear measuring 70 feet thereon. Being the same property conveyed to Ifar Barzelay and wife Mary A. Barzelay by deed from Ben Crenshaw and wife Suzanne Crenshaw by deed dated 05-28-2004, recorded in Instrument No. 20040602-0064537, Register's Office for Davidson County, Tennessee.** This property is known as 4604 Elkins Avenue, Nashville, TN 37209. 091-16-56 is the parcel identification number assigned to the property by the county tax assessor's office. Any person identified on the trust deed as a "non-borrowing spouse" or the like, if any joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any claim or interest he might have in said property, including homestead and any marital claim, or interest or right that might be granted to a spouse by law; said person having no personal liability for the repayment of the loan secured by this instrument.

The last Deed of record was field at Instrument 2011026-0083192 in the Register of Deeds Office for Davidson County, Tennessee.

Property: 4604 Elkins Avenue Nashville TN 37209
Parcel ID No.: 091-16-0-056.00

**and being further conveyed to Federal National Mortgage Association by deed from Nationwide Trustee Services, Inc. of record as Instrument No. 20111026-0083192 in the Register's Office for Davidson County, Tennessee, dated October 13, 2011.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

Federal National Mortgage Association
By Johnson & Freedman, LLC, as
Attorney-in-Fact by POA recorded at
Instrument No. 09130828, Shelby
County Records, Tennessee

BY: _____ AIF

TITLE: Associate

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tiffiny Wolf of Johnson & Freedman, LLC as Attorney-in-Fact for **Federal National Mortgage Association**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be authorized to sign on behalf of Johnson & Freedman, LLC as Attorney-in-Fact of **Federal National Mortgage Association,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 25th day of Jan. 2012.

KIM WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES JULY 14, 2012

_____
Notary Public

My Commission Expires: 7-14-12

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Property: 4604 Elkins Avenue Nashville TN 37209
Parcel ID No.: 091-16-0-056.00
File Number: FNM2011103280TN1

Mail Tax Notices To and Property Owner:
Nathan R. Helyer and Paige S. Simmons
4604 Elkins Ave., Nashville, TN 37209

I, or we, swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 270,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of Jan., 2012.

Notary Public

My Commission Expires:

KIM WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES JULY 14, 2012